

Statement of Environmental Effects

Lot 2 DP 1191856
85 Gamble Street, Quirindi

dcm
LANDMARK
LAND DEVELOPMENT
CONSULTANTS



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- A. DEPOSITED PLAN

1.0 INTRODUCTION

ACM Landmark Pty Ltd on behalf of the owners of the land, Beckworth Sanctuary Homes, have been engaged to prepare a Statement of Environmental Effects to accompany the subdivision of the subject land. The proposed subdivision has been previously discussed with Council staff on 31st October 2013 and through a workshop on 21st November 2013.

2.0 SITE DESCRIPTION

The land is located at the northern and western sides of Gaspard Road at Quirindi. The land is predominantly cleared grazing land with isolated remnant vegetation. The sites topography can be seen on the site detail survey which is included within the application documentation. Figure 1 below shows the site location.

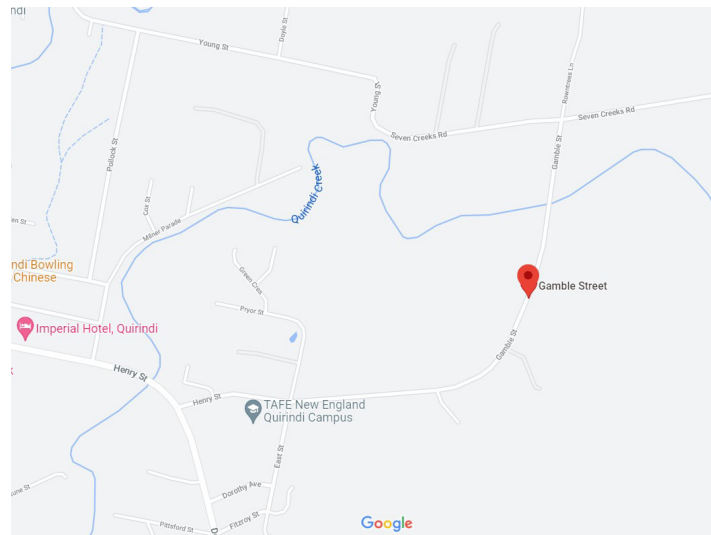


Figure 1. - Site Location
Extract from Google Maps

The land has frontage to Gaspard Road on its south and east and frontage to East Street on its west. The land falls gently to Quirindi Creek on its north. An existing farming property is located to the west of the subject land.

The existing site comprises approximately 19.11 hectares. Figure 1 shows the site location.

3.0 BACKGROUND

Development Consent 51/2008 was approved by Council on 16.4.2008 for the re-subdivision of Lot 1, DP 517857 and Lot 152, D 527656 into two new lots, Lots 1 and 2 having areas of 13.7ha and 19.11ha respectively.

Subdivision Certificate 02/2009 was issued by Council on 16.2.2009 creating the two lots. The plan of subdivision is currently undergoing registration. The land was zoned for urban purposes within the Liverpool Plains Local Environmental Plan 2011.



Figure 2. - Site Aerial
Extract from SixMaps

4.0 PROPOSAL

The applicants propose the amendment of the approved subdivision via Sec 4.5(5) to provide a phased development of the land by the provision of sixty three staged residential subdivision of the land comprising approximately one hundred and forty two (142) residential lots ranging in size from 650m² to 861m². Approximately one hundred and thirty four (134) lots or 88% are 700m² and above with approximately eighteen (18) lots or 12% between 650m² to 700m².

Nine (9) rural lifestyle lots are proposed having areas from 3344m² to 7883m². A local centre lot is also provided having an area of 5007m². This local centre lot is proposed for a Pocket Park and local centre facilities such as a childcare, indoor pool, cafe and the like. Seventeen (17) dual occupancy lots are also proposed scattered around the local centre area bringing the total subdivided lots to 169.

The subdivision arrangement can be seen in the attached plan included within the application documentation. It is proposed to stage the subdivision to permit orderly development and marketing. There are six (6) stages proposed developing the subdivision from west to east to take advantage of proximate services. The stage plan can be seen attached within the application documentation.

5.0 LOCAL ENVIRONMENTAL PLAN 2011

The land is zoned R1 - General Residential under the Liverpool Plains Local Environmental Plan 2011. Figure 3 below shows the land zoning.

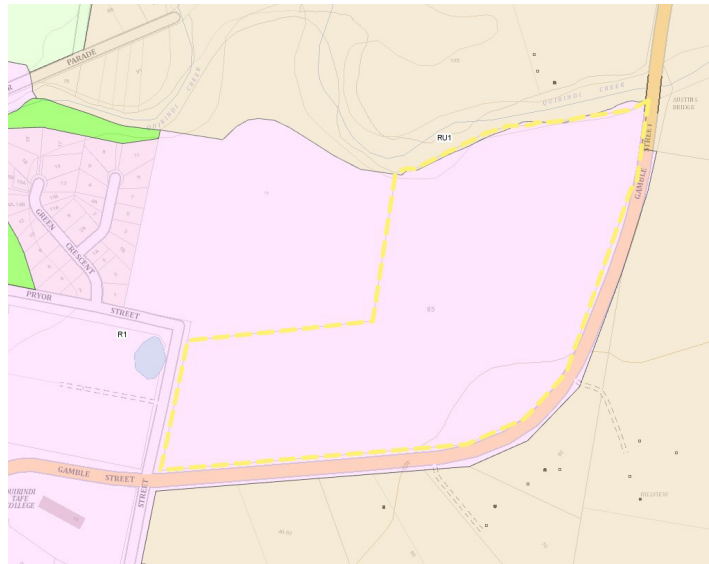


Figure 3. – Zone Map
Extract from DOL Maps

Subdivision of the land for urban purposes is permissible within the zone with Council consent.

Part 4 of the Liverpool Plains Local Environmental Plan 2011 specifies that the minimum lot size applicable to the land is as defined on the relevant lot size map. In this instance the size map LSZ-004C nominates 700m² as the minimum lot size in the zone. The subdivision proposed seeks a minor departure from the minimum lot size for a small proportion of the lots. All of the lots proposed having areas less than 700m² are within 10% of the minimum area requirement (between 2% and 7%). No lot is less than 650m². Approximately 12% of lots are less than the 700m² minimum.

Additionally, nine (9) lots are proposed having areas four (4) times the minimum area 3344m² to eleven (11) times the minimum area 7883m², thus providing a balance either side of the minimum lot area of 700m².

Clause 4.6 of the Liverpool Plains Local Environmental Plan 2011 allows Council the flexibility to depart from development standards where better outcomes can be achieved in the circumstances. A submission under Clause 4.6 of the Liverpool Plains Local Environmental Plan 2011 is attached in this regard to formalize lot size departure.

Clause 6.3(3) requires consideration of various development matters such as, bushfire, flooding, transport, landscaping, public accessibility, stormwater and sewer and water servicing.

Part 6 Urban Release Areas of the LEP 2011 require the provision of satisfactory arrangements to be made for state significant infrastructure before the subdivision of land in an urban release area can occur. Liverpool Plains Shire Council advise that the draft DCP has been referred to the Department of Planning and Infrastructure for comment in this regard. Therefore the requirements of Clause 6.1(1) of the Liverpool Plains Local Environmental Plan 2011 have been met.

Council, at its meeting of 26th November 2013 considered the necessary amendments to be Liverpool Plains Development Control Plan 2012 in satisfaction of the provisions of Clause 6 of the Liverpool Plains Local Environmental Plan 2011.

Part 6 of the Liverpool Plains Local Environmental Plan ensures that there is adequate infrastructure in place for development within designated urban release areas. Specifically Clause 6.3 requires a DCP to be in place to ensure development on land in urban release areas occur in a logical sequence and cost effective manner to accord with an appropriate staging plan.

Council resolved to:-

- (a) Director Environmental Services Report No. 52/13 be received.*
- (b) An amendment be undertaken to the Liverpool Plains Shire Council Development Control Plan 2012 to incorporate Urban Release Area provisions in accordance with the provisions of Part 6 of the Liverpool Plains Local Environmental Plan 2011 (Urban Release Areas).*
- (c) Council's General Manager be delegated authority to review the contents of the draft Development Control Plan 2012 (Site Specific Urban Release Area) Amendment in line with the recommendations detailed in the body of the report prior to placing the amendment on public exhibition.*
- (d) The exhibition of the draft Development Control Plan 2012 (Site Specific Urban Release Area) Amendment be undertaken in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Regulation 2000, concurrently with the notification of the residential subdivision proposal.*
- (e) Following the cessation of the exhibition period, that the matter be reported to Council for final determination.*

This resolution and public exhibition considered concurrently with a Development Application for the subdivision of the land will satisfy the requirements of Part 6 of the Liverpool Plains Local Environmental Plan and Clause 6.1.

These matters have been considered within the preparation of development, servicing plans and staging plans for the subdivision.

Accordingly it is considered that Council can approve the subdivision in satisfaction of Clause 6.3(1) and 6.3(3) of the Liverpool Plains Local Environmental Plan 2011.

6.0 SUBDIVISION ARRANGEMENTS

The subject land has significant frontage to Gaspard Road and accordingly in discussions with Council direct access off this road is possible. This will necessitate the construction of kerb and gutter and road shoulder onto the existing road formation.

There are proposed to be two (2) main entry/exits to the land to service the subdivision. The main entry off Gaspard Road south is 25m wide containing landscaped avenue with 2.5m combined pedestrian/cycleway link from within the subdivision along Gaspard Road to the west, linking to the TAFE and playing fields and the existing cycleway network.

Internal road arrangement meets the road hierarchy as nominated within Councils Development Control Plan 2012 and Engineering Guidelines September 2006.

The second access to Gaspard Road is located to the north east and allows direct access to rural lifestyle lots and the local centre.

The proposed local centre comprises a pocket park accessed by a cycleway link to Gaspard Road, local facilities to be provided include indoor swimming pool, café, child care centre and additional tenancies.

There is designed capacity for a higher density around the local centre with seventeen (17) lots nominated for future dual occupancy development. These lots have been configured with wider frontages and corner lot arrangements.

The lower portion (north) of the site is affected by flooding in the 1% AEP flood level. This area contains the bulk of the proposed rural lifestyle lots and the fronting road to those lots is above flood level. The flood extent is defined on Councils FLD-004C map and defined in detail on the site survey prepared over the land.

Some filling and construction of flood free building envelopes will be necessary and this will require average fill height at the flood periphery area of approximately 0.5m with 1V to 6H batters. A balanced cut/fill within the flood area is proposed to both source some of the required fill and to lessen any possible flood impacts from peripheral filling. A dam is proposed on Lot 147 which will accept stormwater flows from the subdivision prior to release from the site to Quirindi Creek.

The subdivision layout can be seen attached to the development application documentation.

7.0 FLOODING & DRAINAGE

The land has frontage along its northern boundary to Quirindi Creek and is affected along the creek periphery by flooding in the 1% AEP flood event.



*Photo of Quirindi Creek
Northern frontage of Site.*

Flood levels range from RL 393.2m AHD at the downstream (western) extent of the site to RL 395.3m AHD toward the Gaspard Road frontage. The flood mapping is shown in Figure 4 below.



Figure 4. – *Flood Map
Extract from DOL Maps*

All of the proposed residential component of the subdivision including roads are located above the 1% AEP flood level.

The only development proposed within the flood storage area (below flood level) is the rural lifestyle lots. These lots will have elevated building pads above the flood standard level (1% AEP) and accordingly will have flood free access and dwelling sites.

All of the land free drains to Quirindi Creek to the north. The subdivisional roads will intercept and direct stormwater generally to the north west of the site, where either a proprietary water quality structure or farm dam can be provided prior to outlet to Quirindi Creek.

Lots which cannot free drain to the road will be provided with interallotment drainage easements connecting to the road drainage system.

Gaspard Road frontage will be similarly drained around or partially through the site. Drainage easements can be seen on the subdivision layout plan.

8.0 ARCHAEOLOGY

European – The subject site does not contain any items of European Heritage as noted within Councils heritage map HER-004C. Also there are no heritage items located within proximity to the site. Accordingly there is no adverse impact to the development from this source.

Indigenous – Formal application was made to the Department of Environment & Climate Change by way of an AHIMS search of the site and surrounding locality. The search disclosed that there were no indigenous artefacts located on or near the site. The site being previously used for grazing and extensive cultivation is a disturbed landform and the likelihood of artefacts is considered remote. Any artefact discovered through the development would trigger the requirements of notification to the National Parks & Wildlife for appropriate permits. The AHIMS search is attached to the application.

9.0 SOCIAL IMPACT

The site forms the eastern extremity of the town of Quirindi and will be provided with significant links to the town and existing facilities such as the TAFE campus. A combined pedestrian/cycleway link is to be provided to promote accessibility to existing facilities. Additionally, a pocket park integrated within a local centre precinct comprising possible childcare centre, indoor pool, café and other tenancies will provide a local focal point for the estate so that there will not be a perceived remoteness from such facilities.



*Photo of Gaspard Road looking North.
Site on Left.*

The residential estate will, to some degree change the visual impact of the existing rural context. However the significant street tree planting and avenue treatment into the site will serve to better meld the estate into the environment thereby minimizing visual impacts where possible.

10.0 SERVICES

10.1 ROADS

The proposed subdivision is serviced by Gaspard Road to the south and east, East Street to the west and proposed internal subdivision roads to be constructed in accordance with Councils requirements. The roads are to be dedicated to Council in accordance with the subdivision staging.



*Photo of Site
Looking North East*

The internal subdivision roads have been configured to meet the requirements of Councils Engineering Guidelines 2006 Part 4.4.1. The lead in road is wider (25m) than required to contain avenue planting and cycleway.

Gaspard Road for part of its length is 100km/h. In discussions with Council and the Roads & Maritime Services (RMS) the speed limit can be reduced by default when the subdivision develops along the Gaspard Road frontage thus overtime the speed limit fronting the subdivision will become 60km/h.

10.2 WATER

The lots will be serviced by reticulated water supply which can be installed within the subdivision. Town reticulated water is available to the site and internal reticulation will meet Councils water supply requirements. A concept water supply plan has been provided and is included within the application documentation. The supply is extended from Dewhurst Street to the subdivision via a looped system within the subdivision.

10.3 POWER

Overhead power is located along the road frontages to the site and can be extended to service the subdivision. All internal power reticulation will be via underground supply with overhead street lights at intersections cul-de-sacs and major curves. Specific application can be made to Essential Energy for supply requirements.

10.4 TELECOMMUNICATIONS

Telecommunications are located within road footpaths fronting the site with extension internally possible upon specific application to the telecommunications provider.

10.5 SEWER

Reticulated sewer is available to the site with available connection to Councils sewer pump station within Pryor Street approximately 150m to the west of the site. A conceptual internal sewer grading has been undertaken to ensure that the subdivision can be fully serviced.

The sewer grading plans are included within the application documentation. The rural lifestyle lots to the north east of the site are also capable of being serviced by sewer which will ultimately dictate fill heights. The concept sewer grading will require final design and location of sewer mains, where possible within road reserves.

11.0 LAND STABILITY

The subject land is located on gently slopes falling to Quirindi Creek and does not display any signs of instability. Geotechnical site investigations and lot classifications will be provided for the residential development of the land.

The new lots would be suitably classified upon subdivision. Road pavement designs will also be provided by the geotechnical assessment. The rural lifestyle lots being located on the northern extent of the site will have Level 1 site fill within the building envelope areas and gentle batter slope generally at 1V to 6H to natural ground.

12.0 BUSHFIRE

The land is within an area defined by Councils Bushfire Mapping as not being bushfire prone. However, given the rural nature of the site and its surrounds comprises integrated development from that source. Referral of the subdivision to the Rural Fire Service (RFS) in accordance with Section 79AB of the EP&A Act may be considered by Council. The bushfire mapping can be seen below in Figure 5.

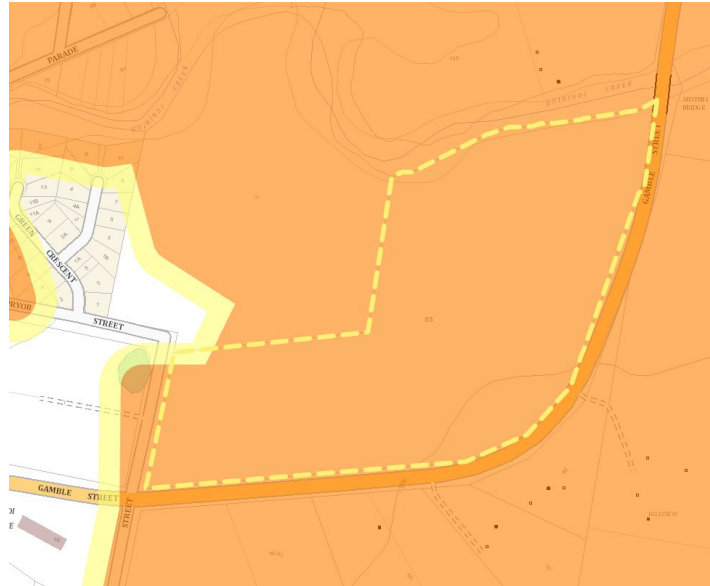


Figure 5. – *Bushfire Map
Extract from DOL Maps*

The site, although being within a rural area is cleared grazing land and has no interconnectivity with other bushland. Consequently, with the provision of suitable public road access, perimeter roads and reticulated water supply the subdivision is capable of meeting the requirements of Planning for Bushfire Protection 2006. A detailed site specific bushfire report is included within the application documentation.



Photo of Subject Site facing West.

The report disclosed the suitability of the site for urban development.

Accordingly the subdivision can meet the bushfire protection requirements of the Planning for Bushfire Protection 2006.

13.0 FLORA & FAUNA

A site specific Flora and Fauna report has been undertaken and has been included within the application documentation. The report disclosed that there are a number of remnant habitat trees worthy of retention. These trees are shown on the subdivision plan and are not within the development footprint. Their retention can be ensured by suitable covenants on the title of the rural lifestyle lots.



Photo of Habitat Trees Northerly in Site.

The remainder of the site has no endangered or threatened species which would preclude the subdivision as proposed. A riparian corridor along Quirindi Creek 40m wide is proposed for replanting and reintroduction of endemic species into the site. Species planting list has been prepared and is included within the application documentation.

14.0 CONCLUSION

The land has been zoned to permit urban uses and the land is cleared without significant impediment to development. The subdivision arrangement seeks a minor departure from the lot size minimum and incorporates a formal request under Clause 4.6 of the Liverpool Plains Local Environmental Plan.

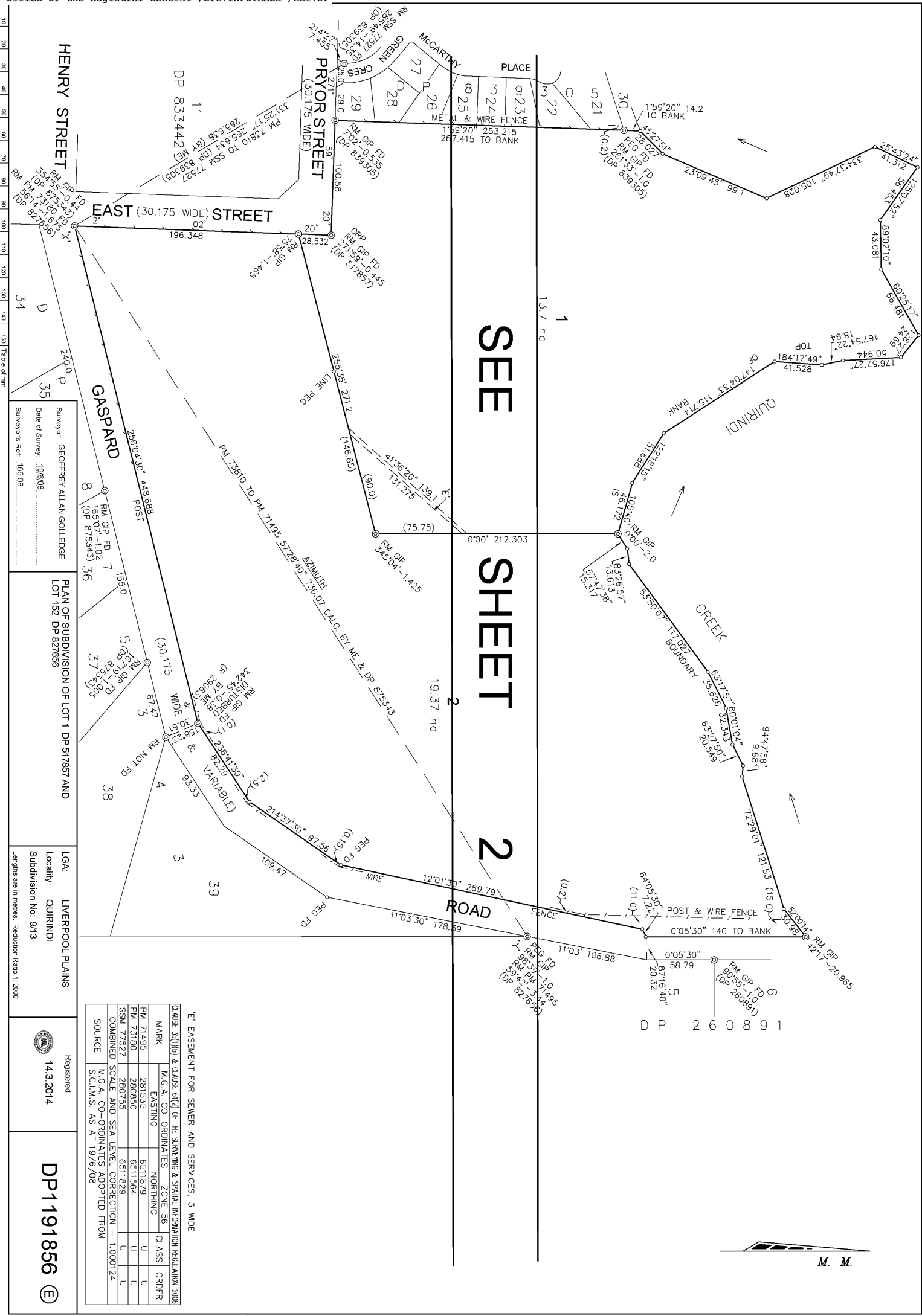
The land can be serviced with sewer, water, power and telecommunications.

There is no natural hazard which would preclude the subdivision as proposed. The subdivision will provide significant additional housing stock and facilities thereto.

Accordingly, we urge Council to support the subdivision in the knowledge that there is no environmental matter than cannot be ameliorated with suitable conditions of development consent.

APPENDIX A

Deposited Plan



SEE SHEET 2

“E” EASEMENT FOR SEWER AND SERVICES, 3 WIDE.

MARK	M.G.A. CO-ORDINATES	ZONE	CLASS	ORDER	
RM 71495	281535	EASTING	6511879	NORTHING	U
RM 73180	280850	6511564	6511829	U	
SSM 77527	280755	6511829	U	U	

COMBINED SCALE AND SEA LEVEL CORRECTION - 1:000124
SOURCE M.G.A. CO-ORDINATES ADOPTED FROM S.C.I.M.S. AS AT 19/6/08

Surveyor: GEOFFREY ALLAN GOLLEDE
Date of Survey: 19/6/08
Surveyor's Ref: 166/08

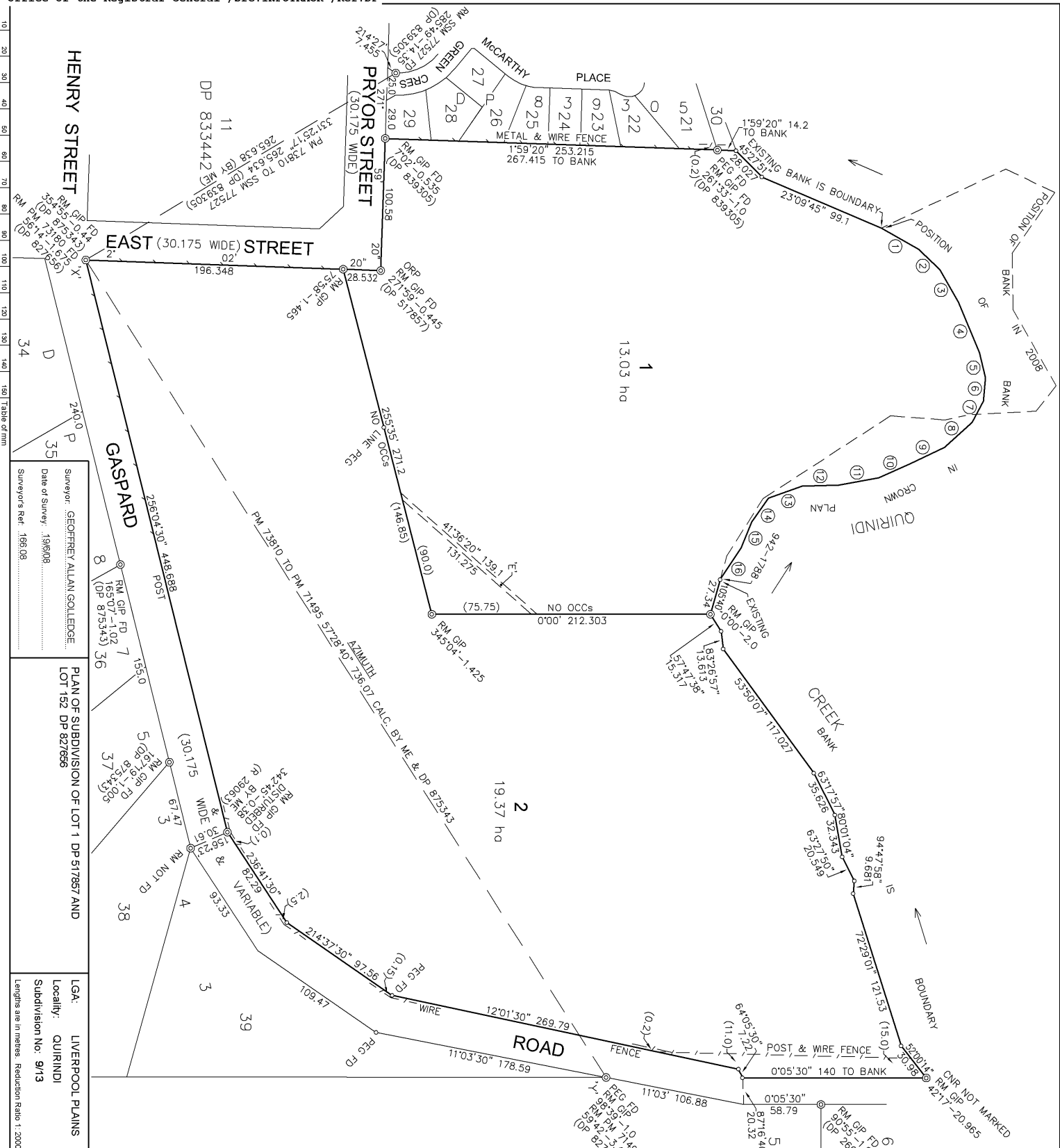
PLAN OF SUBDIVISION OF LOT 1 DP 517857 AND LOT 152 DP 827656

LGA: LIVERPOOL PLAINS
Locality: QUIRINDI
Subdivision No: 9/13
Lengths are in metres. Reduction Ratio 1:2000

Registered
14.3.2014

DP191856

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm



Surveyor: **GEORGEY ALLAN GOLLEDEE**
 Date of Survey: 19/6/08
 Surveyor's Ref: 166/08

PLAN OF SUBDIVISION OF LOT 1 DP 517857 AND LOT 152 DP 827656

LGA: **LIVERPOOL PLAINS**
 Locality: **QUIRINDI**
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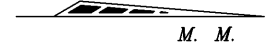
DP1191856

† EASEMENT FOR SEWER AND SERVICES, 3 WIDE.

MARK	M.G.A. CO-ORDINATES	ZONE 56	CLASS	ORDER
PM 71495	281535	6511879	U	U
PM 73180	280850	6511564	U	U
SSM 77527	280755	6511829	U	U

COMBINED SCALE AND SEA LEVEL CORRECTION - 1.000124
 SOURCE M.G.A. CO-ORDINATES ADOPTED FROM S.C.I.M.S. AS AT 19/6/08

SCHEDULE OF BANK IN 942-1788	BEARING	DISTANCE
1	29°46'33"	32.424
2	43°15'51"	22.542
3	60°34'19"	28.644
4	67°16'52"	41.408
5	75°57'50"	19.846
6	95°30'41"	17.783
7	118°04'21"	18.477
8	137°38'06"	28.21
9	154°43'20"	29.048
10	155°48'15"	26.127
11	169°39'19"	31.151
12	178°39'35"	27.8
13	160°09'32"	27.417
14	125°01'02"	21.907
15	112°26'52"	21.485
16	123°20'10"	28.951



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1. of 1. sheet(s)

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE: -

- 1) EASEMENT FOR SEWER AND SERVICES, 3 WIDE

[Handwritten Signature]
M. B. Penker

Mortgage under Mortgage No. 5650085
 Signed at Maitland this 31 day of
OCTOBER 2013 for National
 Australia Bank Limited ABN 12 004 044 937
 by JULIAN FINLAY
 its duly appointed Attorney under Power of
 Attorney No. 39 Book 4512

[Handwritten Signature]
 Level 3 Attorney

[Handwritten Signature]
 Witness/Bank Officer BLAKE ROSS

Use PLAN FORM 6A for additional certificates, signatures, seals and statements
Crown Lands NSW/Western Lands Office Approval

I in approving this plan certify
 (Authorised Officer)
 that all necessary approvals in regard to the allocation of the land shown
 hereon have been given.
 Signature:

Date:

File Number:

Office:

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed.

SUBDIVISION set out herein
 (insert 'subdivision' or 'new road')

[Handwritten Signature]
 * (Authorised Person/General Manager/Accredited Certifier)

Consent Authority LIVERPOOL PLAINSHIRE COUNCIL

Date of Endorsement 19 JULY 2013


Accreditation No. N/A

Subdivision Certificate No. 9/13

File No. DA 51/2008

* Delete whichever is inapplicable

DP1191856

Registered:  14.3.2014
 Title System: TORRENS
 Purpose: SUBDIVISION

**PLAN OF SUBDIVISION OF LOT 1
 DP 517857 AND LOT 152 DP 827656**

LGA: LIVERPOOL PLAINS
 Locality: QUIRINDI
 Parish: QUIRINDI
 County: BUCKLAND

Surveying Regulation, 2006
 I, GEOFFREY ALLAN GOLLEDGE
 of PO Box 132, MAITLAND NSW 2320
 a surveyor registered under the **Surveying Act, 2002**, hereby
 certify that the survey represented in this plan is accurate, has
 been made in accordance with the **Surveying Regulation, 2006**
 and was completed on

19/6/08

The survey relates to LOT 1, LOT 2 & CONNECTIONS

(here specify the land actually surveyed or specify any land shown
 in the plan that is not the subject of the survey)

Signature *[Handwritten Signature]* Dated: 20/6/08
 Surveyor registered under the **Surveying Act, 2002**

Datum Line: 'X' - 'Y'

Type: Urban / Rural

Plans Prepared in the preparation of survey/compilation-

- DP 253145
- DP 260891
- DP 517857
- DP 827656
- DP 839305
- DP 875343

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 166.08

* OFFICE USE ONLY

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED
TO BE CREATED PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919**

DP1191856

Plan of subdivision of
Lot 1 DP 517857 & Lot 152 DP 827656
covered by Liverpool Plains Shire Council
Subdivision Certificate
dated

Full name & address of
Proprietors of the land:

Michael Bernard Perkins
Patricia Kathleen Perkins
The Ranch
Gaspard Road
QUIRINDI NSW 2343

PART I (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit a prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s) Road(s), bodies or Prescribed Authorities
1	Easement for Sewer, and Services and repairs , 3 wide <i>M.B. Perkins</i>	Lot 1	Lot 2 Liverpool Plains Shire Council

Perkins Part 2 (Terms)

Terms of easement numbered 1 in the plan.

- 1 The body having the benefit of this easement may:
- (a) at the expiration of at least one week's notice served on the owner or occupier of a lot burdened, use the lot for the purpose of carrying out necessary work on any structure used by that body which cannot otherwise reasonably be carried out, and
 - (b) do anything reasonably necessary for that purpose, including:
 - entering the lot burdened, and
 - taking anything on to the lot burdened.
- 2 In exercising those powers, the body having the benefit of this easement must:
- (a) ensure all work on any structure used by that body is done properly and carried out as quickly as is practicable, and
 - (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
 - (c) cause as little damage as is practicable to the lot burdened and any improvement on it, and
 - (d) restore the lot burdened as nearly as is practicable to its former condition, and
 - (e) make good any collateral damage.

Name of Persons and/or Authority having
the power to release, vary or modify Terms
of Easement firstly referred to in the plan:

Proprietor Lot 2
Liverpool Plains Shire
Council

M.B. Perkins
Perkins

Sheet 2 of 3 Sheets

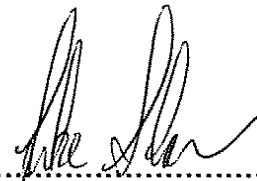
INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED
TO BE CREATED PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919

DP1191856

Plan of subdivision of
Lot 1 DP 517857 & Lot 152 DP 827656
covered by Liverpool Plains Shire
Council Subdivision Certificate
dated



Michael Bernard Perkins



Signature of Witness

LUKE SCANLON

Name of Witness

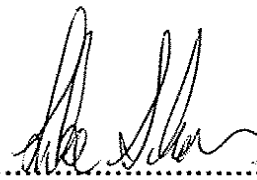
26 GEORGE ST

QUIRINDI NSW 2343

Address of Witness



Patricia Kathleen Perkins



Signature of Witness

LUKE SCANLON

Name of Witness

26 GEORGE ST

QUIRINDI NSW 2343


Address of Witness

Sheet 3 of 3 Sheets

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED
TO BE CREATED PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919**


DP1191856

Plan of subdivision of
Lot 1 DP 517857 & Lot 152 DP 827656
covered by Liverpool Plains Shire
Council Subdivision Certificate
dated


.....
Signed for and on behalf of
Liverpool Plains Shire Council

RONALD STANLEY VAN KATWYK
.....
Name of Signatory

DIRECTOR ENVIRONMENTAL SERVICES
.....
Position held

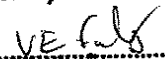
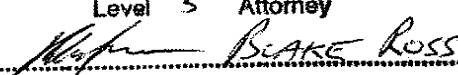

.....
Signature of Witness



JAMES MALBY
.....
Name of Witness


60 STATION STREET
.....

QUIRINDI
.....
Address of Witness

Mortgagee under Mortgage No. 5650085
Signed at ~~Perth~~ this 31 day of
OCTOBER 2013 for National
Australia Bank Limited ABN 12 004 044 937
by VIVIAN FINLAY
its duly appointed Attorney under Power of
Attorney No. 39 Book 4512


.....
Level 3 Attorney

.....
Witness/Bank Officer


.....
Signed for and on behalf of
Mortgagee